

Sadie Ward

Berkshire Hathaway HomeServices Professional Realty

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Ph: 304-428-7653

0 7th Street/Staunton Avenue, Parkersburg, WV 26101

MLS#: **5220693**

Status: **Active**

Recent: **06/23/2026 : New Listing**

Prop Type: **Land and Lots**

Sub Type: **Commercial**

List Price: **\$2,500,000**

DOM/CDOM: **11/11**



List Dt Rec: **06/23/2026**

Lot #:

Unit:

County: **Wood WV**

List Date: **06/12/2026**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **06/12/2027**

Supplements (2)

Parcel ID: **TX 05-82-01410000 05-82-01420000 05-82-01430000 05-82-01400000 05-82-01440000**

Twp: **Parkersburg**

Subdiv:

School Dist: **Wood-Parkersburg HS**

\$/Acre: **\$984,251.97**

Directions: **Intersection of 7th street and Staunton Ave in Parkersburg, WV**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **TBD**

Tax Year: **2025**

Assessment: **Yes**

Homestead: **No**

CAUV: **No**

Features

Waterfront:

Lots: **5**

Association: **No**

Water: **Public**

Parking: **On Site**

Road Front: **Highway**

Topography: **Flat, Level**

Improvements: **Bldg on Property, Curb Cuts, Electric, Gas**

Natural Rsrc: **None**

Lot Dim: **560x510**

Front Feet: **560**

Lot Sz Src:

Lot Sz Acre: **2.54**

Auditors Website

Divisible: **Yes**

Sewer: **Public**

Remarks: **Prime Commercial Development Opportunity - Parkersburg, WV Approximately 2.6 acres of commercially zoned land strategically located in the heart of Parkersburg. This highly visible triangular parcel offers exceptional road frontage along 7th Street (approximately 12,000 AADT), Staunton Avenue (approximately 6,500 AADT), and Camden Street, providing outstanding access, visibility, and traffic exposure. The property is located just 0.6 miles from U.S. Route 50 and approximately 2 miles from Interstate 77, offering convenient regional connectivity and easy access for customers, employees, and commercial traffic. Situated within an established commercial corridor, the site is surrounded by successful retail and automotive businesses, including a nearby Sheetz convenience store and gas station, as well as several automobile dealerships. Its central location, strong traffic counts, and commercial zoning make it ideal for a wide range of development opportunities. Property Highlights Approximately 2.6 acres Commercial zoning Frontage on three streets High-visibility corner/triangular site 12,000 AADT on 7th Street 6,500 AADT on Staunton Avenue 0.6 miles to U.S. Route 50 2 miles to Interstate 77 Established retail and automotive trade area Excellent development and investment potential This rare commercial offering combines strong traffic exposure, multiple access points, and excellent highway connectivity in one of Parkersburg's most active business districts, making it an exceptional opportunity for retail, restaurant, automotive, office, or mixed-use development. Also in MLS as Commercial: MLS#5220689.**

Agent/Broker Info

List Agent: **Steven M Shaver (29911)**

List Office: **Berkshire Hathaway HomeServices Professional Realty (20226)**

Contact #: **304-482-7500**

LA Email: **steveshaver30@yahoo.com**

LA License #: **WV 29911**

Attrib Cnt: **steveshaver30@yahoo.com, 304-482-7500**

Waived Agt: **No**

Office Phone: **304-428-7653**

Office Fax:

Brokerage Lic: **005372**

Showing

Electronic Lock Box: **No**

Showing Contact: **304-482-7500**

Showing Rqmts: **Call Listing Agent**

Showing Remarks: **Please do not question or communicate with the existing businesses or multi-family or residential units on this property listed for sale. All questions and communications will be through the listing agent.**

Show Address to Client: **Yes**

Serial #:

Type: **Listing Agent**

Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Agent: **No** Warranty:Listing Service: **Full Service**

Purchase Contract Date:

Orig List Price: **\$2,500,000**

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